



**ORDER OF BUSINESS
ZONING COMMISSION
PALM BEACH COUNTY, FLORIDA**

THURSDAY JUNE 7, 2018

9:00 A.M.

**Vista Center, Ken Rogers Hearing Room, VC-1W-47
2300 N Jog Rd, West Palm Beach, 33411**

CALL TO ORDER

- A. Roll Call
- B. Opening Prayer and Pledge of Allegiance
- C. Remarks of the Chair
- D. Notice
- E. Proof of Publication
- F. Adoption of the Minutes
- G. Swearing In
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

CONSENT AGENDA

REGULAR AGENDA

COMMENTS

ADJOURNMENT

Web address: www.pbcgov.com/pzb/

Disclaimer: Agenda subject to changes at or prior to the public hearing.



AGENDA
PALM BEACH COUNTY ZONING COMMISSION

JUNE 7, 2018

CALL TO ORDER

- A. Roll Call - 9:00 A.M.
- B. Opening Prayer, and Pledge of Allegiance
- C. Remarks of the Chair:

The Zoning Commission of Palm Beach County has convened at 9:00 A.M. in the Vista Center, Ken Rogers Hearing Room, VC-1W-47, 2300 N Jog Rd, West Palm Beach, 33411, to consider applications for Official Zoning Map Amendments, Planned Developments, Conditional Uses, Development Order Amendments, Type II Variances and other actions permitted by the Palm Beach County Unified Land Development Code and to hear the recommendations of staff on these matters. The Commission takes final action regarding Class B Conditional Uses, Subdivision Variances, and Type II Variances and issues advisory recommendations on accepting, rejecting, or modifying the recommendations of staff regarding other requests. The Board of County Commissioners of Palm Beach County will conduct a public hearing in the 6th Floor, Jane Thompson Memorial Chambers, 301 N Olive Ave, West Palm Beach, 33401, at 9:30 A.M. on Monday, June 25, 2018 to take final action on the applications listed below regarding Official Zoning Map Amendments (rezoning), Class A Conditional Uses, Requested Uses, Planned Developments, Development Order Amendments, Waiver Requests and Administrative Inquiries.

- D. Notice:

Zoning hearings are quasi-judicial in nature and must be conducted to afford all parties due process. The Board of County Commissioners has adopted Procedures for conduct of Quasi-Judicial Hearings to govern the conduct of such proceedings. The Procedures include the following requirements:

Any communication with commissioners, which occurs outside the public hearing, must be fully disclosed at the hearing.

Applicants and persons attending the hearing may question commissioners regarding their disclosures. Such questions shall be limited solely to the disclosures made at the hearing or the written communications made a part of the record at the hearing.

Any person representing a group or organization must provide documentation that the person representing the group has the actual authority to do so regarding the matter before the Commission.

Any person who wishes to speak at the hearing will be sworn in and may be subject to cross-examination.

The Applicant and County staff may cross-examine witnesses. Any other persons attending the hearing may submit cross-examination questions, including follow up questions, to the Chair, who will conduct the examination. The scope of cross-examination is limited to the facts alleged by the witness in relation to the application.

Public comment is encouraged and all relevant information should be presented to the commission in order that a fair and appropriate decision can be made.

- E. Proof of Publication - Motion to receive and file.
- F. Adoption of the Minutes
- G. Swearing In - County Attorney
- H. Disclosures

POSTPONEMENTS/REMANDS/WITHDRAWALS AGENDA

A. POSTPONEMENTS

- 1. [ZV/ABN/DOA-2017-02207](#) Title: a Type II Variance application of Lakeside Center li Edens Llc by Urban Design Kilday Studios, Agent. Request: to allow reduction of length of Foundation Planting; eliminate small and medium shrubs within a Right of Way (R-O-W) Buffer; eliminate small and medium shrubs within the south Incompatibility Buffer; eliminate small, medium and large shrubs in the Incompatibility Buffer within the Water Management Tracts; eliminate requirement to plant large shrubs on the exterior of the wall along the south Incompatibility Buffer; eliminate required trees within 12 terminal and interior islands; allow 100 percent easement overlap within an Incompatibility Buffer; and, to allow 100% increase of allowable easement overlap within western R-O-W Buffer.

Title: a Development Order Abandonment application of Lakeside Center li Edens Llc by Urban Design Kilday Studios, Agent. Request: to abandon Requested Uses for Type I Restaurants within Buildings J and K.

Title: a Development Order Amendment application of Lakeside Center li Edens Llc by Urban Design Kilday Studios, Agent. Request: to reconfigure the Site Plan; modify uses and to delete Conditions of Approval (Architecture and Site Design).

General Location: Southwest corner of Glades Road and Boca Rio Road. **(Lakeside Centre)** (Control 1986-00150)

Pages 1 - 1

Project Manager: Diego Penalosa

Size: 22.85 acres ±

BCC District: 5

Staff Recommendation: Staff recommends postponement to Monday, July 9, 2018.

MOTION: To postpone to Monday, July 9, 2018.

B. REMANDS

C. WITHDRAWALS

CONSENT AGENDA

A. REQUESTS TO PULL ITEMS FROM CONSENT

B. STATUS REPORTS

C. PREVIOUSLY POSTPONED ZONING APPLICATIONS

D. ZONING APPLICATIONS - NEW

2. [ZV-2017-02395](#) Title: a Type II Variance application of Gleneagles Country Club Inc by WGINC, Agent. Request: to allow a reduction in the number of parking spaces, and to eliminate interior and terminal Landscape Islands.

General Location: Northwest corner of Victory Lane and Legends Way. **(Gleneagles Country Club)** (Control 1980-00215)

Pages 2 - 22

Conditions of Approval Pages (7 - 7)

Project Manager: Diego Penaloza

Size: 21.86 acres ±

BCC District: 5

Staff Recommendation: Staff recommends approval of the request subject to 8 Conditions of Approval as indicated in Exhibit C.

MOTION: To adopt a resolution approving Type 2 Variances to allow a reduction in the number of parking spaces, and to eliminate interior and terminal Landscape Islands subject to the Conditions of Approval as indicated in Exhibit C.

E. CORRECTIVE RESOLUTIONS

F. ABANDONMENTS

REGULAR AGENDA

- A. ITEMS PULLED FROM CONSENT**
- B. STATUS REPORTS**
- C. PREVIOUSLY POSTPONED ZONING APPLICATIONS**
- D. ZONING APPLICATIONS - NEW**
- E. SUBDIVISION VARIANCE**
- F. OTHER ITEMS**

COMMENTS

- A. COUNTY ATTORNEY**
- B. ZONING DIRECTOR**
- C. PLANNING DIRECTOR**
- D. EXECUTIVE DIRECTOR**
- E. COMMISSIONERS**

ADJOURNMENT

This page left blank intentionally